

**MINUTES OF THE
JOINT SESSION CITY OF AUBURN HISTORIC DESIGN REVIEW COMMISSION
AND PLANNING COMMISSION MEETING
JULY 1, 2008**

The joint session of the Auburn City Historic Design Review Commission and Planning Commission was called to order on July 1, 2008 at 6:02 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Spokely, Worthington, Young, Briggs, Kidd, Chrm. Smith

COMMISSIONERS ABSENT: Elder, Nardini-Hanson

STAFF PRESENT: Wilfred Wong, Community Development Director; Reg Murray, Senior Planner; Lance Lowe, Associate Planner; Matt Fremont, Associate Planner; Joseph Scarbrough, Assistant Planner Intern; Sue Fraizer, Administrative Assistant

ITEM I: CALL TO ORDER

None.

ITEM II: PLEDGE OF ALLEGIANCE

ITEM III: APPROVAL OF MINUTES

None.

ITEM IV: PUBLIC COMMENT

None.

ITEM V: PUBLIC HEARING ITEMS

- A. Historic Design Review - 900 High Street (Bank of America) - File HDR 08-15.** The applicant requests approval of two 27 square foot wall signs on the front and rear facades of Bank of America located at 900 High Street. *CONTINUED FROM JUNE 17, 2008.*

Comm. Briggs excused herself from this item and left the meeting, due to its location within 500 feet of her business. Comm. Worthington

excused herself from this item and left the meeting due to its location within 500 feet of her home.

Planner Scarbrough presented the staff report. He reviewed the details of the sign, including size, colors and materials. The proposed signage will be smaller in size than the current sign. Staff has reviewed the selection of sign materials and colors and considers them to be consistent with the intent of the Design Guidelines and appropriate for the Downtown area.

Chrm. Smith welcomed Comm. Young, a new Planning Commissioner.

The public hearing was opened. There were no comments from the audience for this item. The public hearing was closed.

Comm. Spokely **MOVED** to:

Adopt HDRC Resolution No. 08-17 as presented, approving two wall signs for Bank of America located at 900 High Street as shown in Exhibit B.

Comm. Young **SECONDED**.

AYES: Spokely, Young, Kidd, Chrm. Smith
NOES: None
ABSTAIN: Briggs, Worthington
ABSENT: Elder, Nardini-Hanson

The motion was approved.

B. Historic Design Review - 321 Commercial Street (Naughty-N-Nice) - File HDR 08-19. The applicant requests approval of one 12 square foot hanging sign for Naughty-N-Nice located at 321 Commercial Street. *CONTINUED FROM JUNE 17, 2008.*

Planner Lowe presented the staff report. He reviewed the details of the sign including size, materials, colors, and location. Staff recommends that the sign border be changed from brown to black. Conditions have been added that the sign size shall be reduced so that it will not be larger than eight square feet, and that the grand opening sign be removed by July 21st, 2008. With the conditions, staff recommends approval of the applicant's request.

Comm. Worthington asked if staff received any comments from the Downtown Business Association.

Planner Lowe replied that he has not.

Comm. Worthington asked if this business is an allowed use.

Director Wong replied that it is an allowed use.

Comm. Worthington asked if red is a consistent color in Old Town.

Planner Lowe replied that it is consistent with the red brick and with another sign in the area.

Comm. Spokely asked if the applicant is agreeable with the conditions that have been imposed.

Planner Lowe replied that the applicant was notified and accepts the conditions.

The public hearing was opened. There were no comments from the audience. The public hearing was closed.

Comm. Briggs **MOVED** to:

Adopt HDRC Resolution No. 08-23 as presented, approving one 12 square foot hanging sign as shown in Exhibit B.

Comm. Spokely **SECONDED**.

AYES: Spokely, Young, Briggs, Kidd, Chrm. Smith
NOES: None
ABSTAIN: Worthington
ABSENT: Elder, Nardini-Hanson

The motion was approved.

C. **Historic Design Review - 844 Lincoln Way (Frenchy's) - File HDR 08-20.** The applicant requests Historic Design Review for the installation of one 32 square foot sign and one 4 square foot hanging sign for Frenchy's Gold Country Cafe' located at 844 Lincoln Way.

Comm. Briggs excused herself from this item and left the meeting due to its location within 500 feet of her business.

Planner Lowe presented the staff report. He provided details about the sign, including size, colors and design. A condition has been added that up lighting or down lighting may be installed with approval by the Community Development Director, and the design should be gooseneck or equivalent. The applicant will be required to obtain an

encroachment permit for the hanging sidewalk sign. Staff recommends approval of this application.

Comm. Young asked if the applicant has requested lighting.

Planner Lowe replied that they have not requested lighting.

Comm. Young asked what procedure will be followed if the applicant decides they want lighting.

Planner Lowe explained that in the past the Historic Design Review Commission has indicated that they are comfortable with staff approving the lighting.

Director Wong added that if the Commission is uncomfortable with the condition, it can be removed. If the applicant later chooses to add lighting, they would have to return to the Commission for their approval.

Comm. Worthington asked if the applicant has discussed the possibility of an outdoor patio with staff.

Planner Lowe replied that there has not been any discussion about an outdoor patio.

Comm. Spokely asked for an explanation about gooseneck lighting, which Planner Lowe provided.

The public hearing was opened.

The applicant, Jum Soon Kim of 844 Lincoln Way introduced herself.

Ken Teichmann of Solice Graphics at 10482 Quail Drive in Grass Valley stated that he will be creating the sign. The cafe' will not be open in the evening, so they won't need lighting. He asked that the encroachment permit be waived since he will not be accessing the sidewalk.

Planner Lowe replied that the encroachment permit is needed for hanging the sidewalk sign which is in the right-of-way.

Ralph Roper of 230 Electric Street in Auburn stated that he owns the building. He believes the proposed signs are great and compliment the building.

The public hearing was closed.

Comm. Kidd **MOVED** to:

Adopt HDRC Resolution No. 08-25 as presented, approving one 32 square foot wall sign and one 4 square foot hanging sign as illustrated in Exhibits B - E.

Comm Spokely **SECONDED**.

AYES: Spokely, Worthington, Young, Kidd, Chrm. Smith
NOES: None
ABSTAIN: Briggs
ABSENT: Nardini-Hanson, Elder

The motion was approved.

D. Historic Design Review & Variance - 289 Washington Street (Auburn Alehouse) - File HDR 08-13. The applicant requests Historic Design Review and Variance approval for the installation of a wall sign and a hanging blade sign for the Auburn Alehouse located at 289 Washington Street.
CONTINUED FROM JUNE 17, 2008.

Planner Fremont presented the staff report. He provided details about the signs including size, color, materials and placement. He explained that the variance will allow for the installation of a 44.8 square foot wall sign and a 12 square foot double-faced hanging blade sign. The total sign size of 57 square feet exceeds the maximum square footage allowed by the Zoning Ordinance by approximately 34 square feet. It is staff's opinion that granting the variance will not be inconsistent with limitations upon other properties in the vicinity and the district in which the property is situated. It should be noted that the pre-existing Shanghai restaurant sign in this location is about 71 square feet in size. Therefore, the granting of the variance has historical consistency, and also is proportionate to the building. Staff is in support of approving the Historic Design Review and the Variance.

Comm. Kidd and Comm. Briggs stated that they like the signs and agree with the variance.

Comm. Young asked if the sign size is determined by the width of the building.

Director Wong replied that signage could be placed upon all four sides of the building. The applicant could put a much larger sign on the side of the building because of the length of the side of the building.

Comm. Worthington asked for a description or example of indirect halo lighting.

Planner Fremont explained that indirect halo lighting is lighting behind the individual letters which creates a halo effect behind each letter. An example of this type of lighting can be found at Citizen's Bank on Lincoln Way.

Comm. Worthington stated that she likes the sign, but she wonders why the website is shown on the sign. She prefers that it be eliminated.

Comm. Spokely asked if there is any change proposed for the "American Block" sign which exists on the building.

Planner Fremont replied that there is no proposed change for that sign.

The public hearing was opened.

The applicant, Brian Ford of 289 Washington Street in Auburn stated that the website will not remain on the sign.

Comm. Worthington, Comm. Spokely and Chrm. Smith stated that they like the signs are in favor of them.

There were no other comments from the audience. The public hearing was closed.

Comm. Worthington **MOVED** to:

Adopt HDRC Resolution No. 08-25, approving the installation of the proposed signage onto the exterior of the Auburn Alehouse building as shown in Exhibits C-E, as modified that the additional sign area utilized on the front facade will be taken from the allowable sign area on the east elevation facing Sacramento Street.

Comm. Kidd **SECONDED**.

AYES: Spokely, Worthington, Young, Briggs, Kidd, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: Elder, Nardini-Hanson

The motion was approved.

Comm. Spokely **MOVED** to:

Adopt Planning Commission Resolution No. 08-14, approving the installation of the proposed signage onto the exterior of the Auburn Alehouse building as shown in Exhibits C-E, as modified that the additional sign area utilized on the front facade will be taken from the allowable sign area on the east elevation facing Sacramento Street.

Comm. Worthington **SECONDED.**

AYES: Spokely, Worthington, Young, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: Nardini-Hanson

The motion was approved.

ITEM VI: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
None.
- B. Future Historic Design Review Commission Meetings
There will be a meeting on July 15, 2008.
- C. Reports
None.

ITEM VII: HISTORIC DESIGN REVIEW COMMISSION REPORTS

Director Wong pointed out that a copy of a letter was provided to the Commissioners. The letter informs any business requiring business license renewal that they must follow the Historic Preservation Architectural Design Guidelines for any signs within the Historic or Downtown districts.

ITEM VIII: FUTURE HISTORIC DESIGN REVIEW COMMISSION AGENDA ITEMS

None.

The Historic Design Review Commission meeting was adjourned at 6:47 p.m.

ITEM IX: PUBLIC HEARING ITEMS - PLANNING COMMISSION ONLY

The Planning Commission meeting commenced at 6:48 p.m.

- A. **Use Permit - 143 Borland Avenue (Canyon Ridge Lane Subdivision) - File 08-2.** The applicant requests approval of a Use Permit to establish a planned unit development for the subdivision that would modify the existing Agricultural Residential (AR) zone district setback standards for front and rear yards in the Canyon Ridge Lane subdivision.

Planner Murray presented the staff report. He gave the history of the project. The applicant has now applied for a Use Permit to amend the setback standards within the subdivision. The applicant is requesting to change the Front setback from 25' to 20' and the Rear setback from 25' to 15'. The proposed modification to the front setback would affect Lots 2-6, while the proposed change to the rear yard setback would only affect Lot 2. Staff supports the changes with the exception of the 15' setback proposed along the eastern property lines of Lots 2-7. Staff recommends maintaining the current standard of 25'.

Planner Murray explained the reasons why staff supports the Use Permit.

Comm. Worthington asked why the engineer did not know that they could not meet the setback standards.

Planner Murray replied that it is not a matter of not being able to meet the standards, but deviating from them reduces some complications.

Comm. Spokely asked for clarification about the 15' rear yard setback, which Planner Murray provided.

Comm. Spokely stated that Lot 2 has an extreme slope and he questions whether it is buildable. He asked what requirements are in place for oak tree preservation. He wondered if the developer could push the units back and create a longer driveway and not need this use permit.

Director Wong explained that the setbacks were not questioned when the application was initially submitted because of the large lot sizes.

Comm. Spokely asked why Public Works stopped the project in 2005.

Planner Murray replied that he believes that it was associated with the alignment of the road and the applicant later addressed the issue to the satisfaction of the Public Works Department.

The public hearing was opened.

The applicant, George Atteberry with A.R. Associates at 275 Nevada Street stated that the owner hired them a year and a half ago. He stated that Lot 2 is very steep. They've looked at the property very carefully and they believe the only way it is reasonable to build houses on these lots is to do what they've shown on the plans. He stated that the only way to build on these lots is to build toward the front. They are attempting to keep building heights to a minimum.

Comm. Young asked what size the homes will be.

Mr. Atteberry replied that they have shown two-story homes of 4,450 square feet.

Comm. Worthington suggested that they consider eliminating Lot 1, and moving the driveway over toward the east.

Comm. Spokely asked if they had considered sweeping the driveway from one side of the lot to the other and entering the garage at a lower level than the main living area.

Mr. Atteberry replied that this idea was explored and it is not feasible. He stated that he can show the Commission the information to support this, however it is at his office.

Mr. Atteberry responded to Comm. Worthington's question about eliminating Lot 1 by stating that the owner had not considered that option.

There were no comments from the audience. The public hearing was closed.

The Commissioners discussed their concerns about this development.

Planner Murray suggested that the item be continued to allow the applicant to provide more information to the Commission.

Comm. Spokely **MOVED** to:

Continue Item IX-A, File #UP 08-2 for the Canyon Ridge Lane Subdivision located at 143 Borland Avenue to the Planning Commission meeting of July 15, 2008.

Comm. Worthington **SECONDED**.

AYES: Spokely, Worthington, Young, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: Nardini-Hanson

The motion was approved.

B. Design Review Permit Amendment - 12852 Earhart Avenue (Sierra West Industrial Center) - File # DRP Amend 04-4 (A). The applicant requests approval of a Design Review Permit Amendment to delete a requirement for green canvas awnings on all three buildings within the

Sierra West Industrial Center at 12852 Earhart Avenue.

Planner Murray presented the staff report. He provided the history of the project. The project is nearing completion and during a recent inspection, staff noted that the green canvas awnings had not been installed per the approved building elevations. The applicant has since submitted his request to delete the required awnings. Staff is not supportive of the applicant's request due to the reasons listed in the staff report, and is recommending denial of the request.

Comm. Worthington stated that she does not have a strong opinion about the design since it is in an industrial zone.

Comm. Spokely stated that he feels that this area has many interesting buildings and he feels the awnings may enhance this building. He agrees with the original design requiring the awnings and believes the applicant should adhere to the original plan.

Chrm. Smith agreed.

The applicant, Wray Crawford of 17835 Crother Hills Road in Meadow Vista stated that he is the owner/designer/builder for this project. This is his one and only project. The awnings were intended to provide shade, but he has determined that the sun does not come in through the windows on this side of the building. If the awnings were installed, they would block the light coming in to the building. Now that the buildings are built, he feels the buildings look clean and high-tech and more attractive without the awnings. His tenant, Titan Engineering, has also requested that the awnings not be required. Mr. Crawford asked that the Commission consider this and grant this amendment.

Comm. Young stated that he believes the building looks very presentable now, but that the applicant did agree to install the awnings when the design was previously approved.

Mr. Crawford replied that he made a mistake when he agreed to the awnings and he believes the building looks better without them.

Comm. Worthington stated that she agrees with the applicant.

Comm. Spokely stated that he does feel the buildings are very nice looking, however he feels that the applicant should adhere to the agreement to install the awnings. He asked if there is a Design Review Committee for the airport area.

Planner Murray replied that the Planning Commission is the Design Review Committee for the airport area.

There was discussion between the Commissioners and the applicant.

Director Wong pointed out that the architecture of the building is subject to opinion. If the Commissioners like the building as it is right now, they could approve the amendment request.

There were no comments from the audience. The public hearing was closed.

The Commissioners discussed the amendment.

Comm. Worthington **MOVED** to:

Adopt Resolution No. 08-17, approving the Design Review Permit Amendment for the Sierra West Industrial Center (File DRP AMEND 04-4(A) as presented.

Comm. Young **SECONDED**.

AYES: Spokely, Worthington, Young, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: Nardini-Hanson

The motion was approved.

ITEM X: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

- A. City Council Meetings
July 28, 2008 the City Council will hear the Hampton Inn appeals.
- B. Future Planning Commission Meetings
There will be a meeting on July 15, 2008.
- C. Reports
None.

ITEM XI: PLANNING COMMISSION REPORTS

None.

ITEM XII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM XIII: ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant